

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 16 Lawrence Drive, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$990,000 & \$1,060,000

Median sale price

Median price \$880,000 Property Type House Suburb Berwick (3806)

Period - From 01/10/2024 to 01/10/2025 Source Price Finder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 9 BOUNTY WAY, BERWICK VIC 3806 | \$1,170,000 | 10/11/2025 |
| 7 OAKMOSS PLACE, BERWICK VIC 3806 | \$1,150,000 | 07/11/2025 |
| 44 RIDGEMONT DRIVE, BERWICK VIC 3806 | \$1,150,000 | 07/11/2025 |

This Statement of Information was prepared on: 17/11/2025